

6584 MADRID RD. ISLA VISTA, CA 93117

UCSB

Offered at \$795,000

Located in the high density community adjacent to the University of California, Santa Barbara.

PARDALL ROAD

ANISQ'OYO'
PARK

EMBARCADERO DEL MAR

SUBJECT
PROPERTY

MADRID ROAD

 **RADIUS**[®]
Commercial Real Estate & Investments

6584 MADRID RD. | ISLA VISTA, CA 93117

For Sale | UC Santa Barbara Re-Development Opportunity



PROPERTY OVERVIEW

Unique opportunity to restore existing carwash or remodel into retail and hold for future development. Located in the high density student community adjacent to UCSB, surrounded by commercial and residential development. Easily accessible by students and all residents of IV as well as UCSB. Contact Listing Agent for further details.

Offering Specifics

Price	\$795,000
Building Size	±1,070 SF
Lot Size	±7,200 SF Gross; ±5,400 SF Net
CSO	3%
APN	075-112-013
Zoning	C-2 (Commercial or Mixed-Use)

Development: In the near term, options include an adaptive re-use of current structures, small commercial development. Long-term, the location and size lends itself to a full-scale commercial or mixed-use student housing development.

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

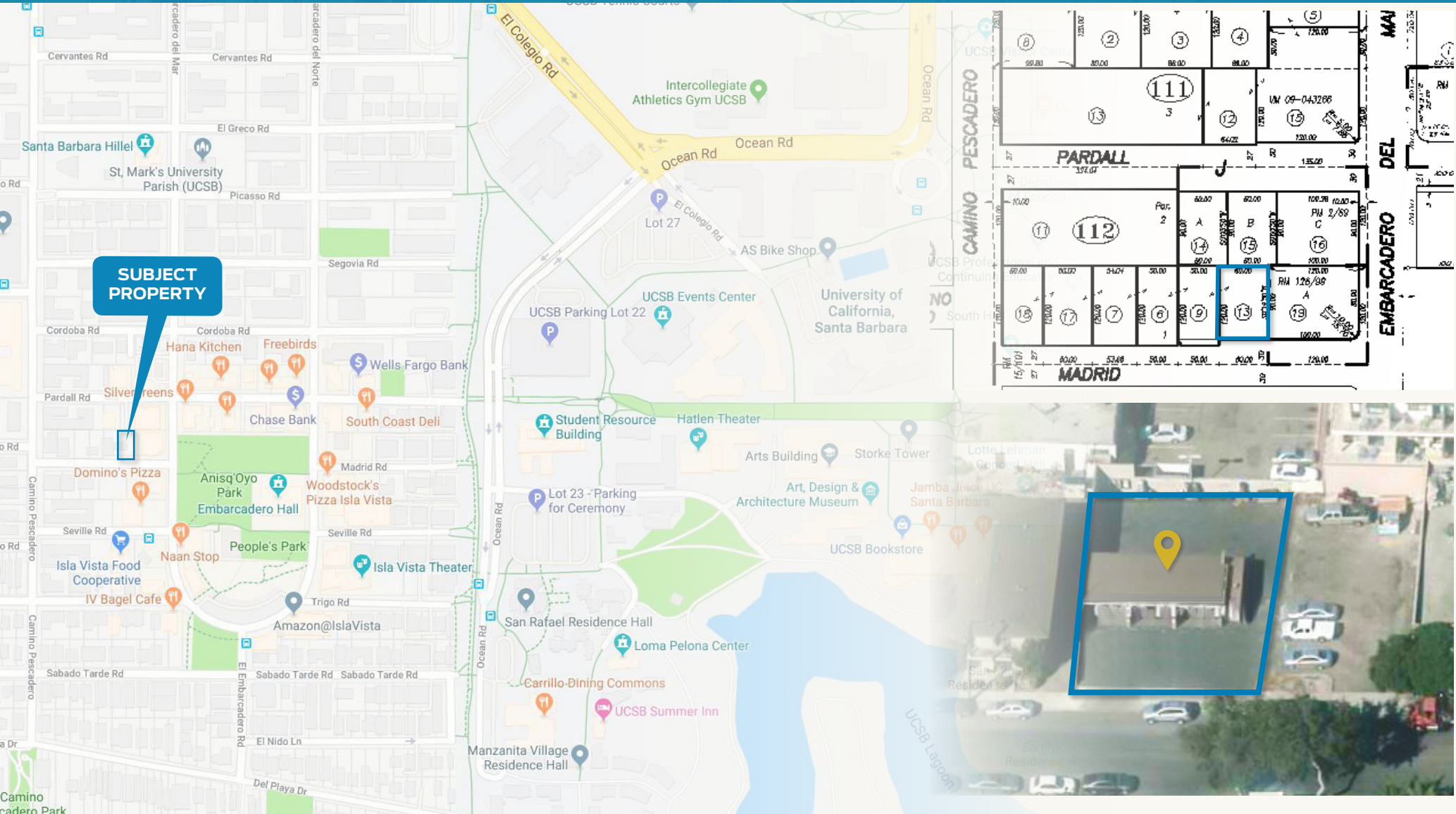
Steve Brown
805.879.9607
sbrown@radiusgroup.com
CA Lic. 00461986

Miles Waters
805.879.9614
mwaters@radiusgroup.com
CA Lic. 02047288



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NEARBY RETAILERS

- A. 
- B. 
- C. 
- D. 
- E. 
- F. 
- G. 
- H. 
- I. 
- J. 
- K. 
- L. 
- M. 
- N. 
- O. 
- P. 
- Q. 
- R. 
- S. 

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SUGGESTED RENDERING | ADAPTIVE RE-USE



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Isla Vista

The Subject Portfolio is situated in the ideal college beach community of Isla Vista, an unincorporated area located in South Santa Barbara County and part of the greater Santa Barbara metro area. Roughly 10 miles west of the city of Santa Barbara, Isla Vista is bounded by Goleta to the north, the University of California Santa Barbara to the east, UCSB faculty housing to the west and the Pacific Ocean to the south.

The community primarily consists of multi-family and single-family residences and serves largely as a student housing base for UCSB. With a good base of recreational amenities, Isla Vista's downtown core includes a central park, food and beverage establishments and retail services and markets, all geared toward students. At just 1.8 sq. miles, the community is very bike friendly, and it is also serviced by Santa Barbara's Regional Transit Authority bus line.

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Between its three world-class institutions—UC Santa Barbara, Santa Barbara City College and Westmont College—the South Coast region of Santa Barbara County is considered one of the country's premier higher education destinations, boasting combined enrollment surpassing 42,000 students.

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University of California Santa Barbara

A short distance north of Santa Barbara is the University of California, Santa Barbara. The sprawling campus is situated on 1,055 acres along the pristine California coastline about 100 miles northwest of Los Angeles.

Newsweek has named UCSB one of the country's "hottest colleges" twice in the past decade, and U.S. News and World Report ranks UCSB number 10 among all public universities.

The university offers over 200 majors, degrees and credentials and boasts an international student enrollment totaling approximately 22,026 (although Fall 2011 applications from prospective freshmen and transfer students totaled 63,303!).

In addition, UCSB's renowned faculty includes five Nobel Laureates and members and fellows of the prestigious American Academy of Arts and Science and the National Endowment for the Humanities, to name a few.

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